FINANCIAL EXPRESS



UTITIVAN

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under

SI. No	Loan Acc. Nos. / Branch	Name of Borrowers/ Co-Borrowers / Guarantors / Mortgagors	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR	17		
1	4498210080000003 & 4498218860000016 / 4498-BHAVNAGAR	1) Patel Kaushik Chimanlal, 2) Shobhanaben Kaushikbhai Patel, 3) Yunusbhai Yusufbhai Parmar, All are residing at Dabariya No Delo, Dhajagravali Sheri, Kanbiwad Bhavnagar, Gujarat-364001. 1) also at Chamunda Waste Supply, Patidar Kelvni Trust, Juna Bandar Road, Bhavnagar, Gujarat-364001. 3) also at Old Mamekwadi, Bharwad Vado, Bhavnagar, Gujarat - 364001	09.01.2024 / Rs. 5,65,156.20 as on 08.01.2024	29.12.2024	Rs.4,76,000/- / Rs.47,600/-			
-30	Description of the Immovable Property: Property Rearing Ward No. 04. Sheet No. 16 admeasuring about total Plot Area of 24.73 Sq. mtrs. & Built Uniarea of 49.46 Sq. mtrs.							

Situated at Dabariya na Dela ma, Dhajagarvali Sheri, Kanbiyad, Village: Bhavnagar, Dist. Bhavnagar on the land besring Survey No. 2668 in the Registration Dist. and Sub Dist Bhavnagar bounded as East: Peoperty bearing plot No. 301, West: Property bearing plot no. 303, North: property bearing plot no. 309 South: Street owned by Kaushikbha

	Chimanlal Patel	0.			100
2	4483210130000322 / 4483-Shastri Maidan	Bharatbhai Ukabhai Ambaliya, 2) Harshaben Bharatbhai Ambaliya, Both are residing at Murlidhar Society Juan Ganesh ST No. 5 Kothariya Road, Rajkot, Gujarat-360022	07.06.2024 / Rs. 11,47,894.00 as on 05.06.2024	23.02.2025	Rs.7,87,000/- / Rs.78,700/-

Description of the Immovable Property: Residential Flat no. E-505 with the measurement of builtup area admeasuring Sq. mtrs 32-15 situated on Fifth Floor of Vrajvilla Flats Wing-E" of "Vrajvilla Flats" constructed on lands admeasuring 2028-62 Sq. mtrs., of Plot no. 9 to 11 of Revenue Survey no. 87 paiki 2 of Village Vavadi, Taluka, Dist Rajkot and bounded North: Passage & Flat no. E-501, South: Open to sky & margin space, East: OTS & Flat no. E-504, West: Flat no. E-506, which is owned by Bharatbha Ukabhai Ambaliya 02.07.2024 23.02.2025 Rs.9,18,000/

 Mayur Girishbhai Badrakiya, 2) Priyanka Mayur Badrakiya, both are residing at 4483210050000090 Nilkanth Park Block J/52 Near 80 number School, Kothariya Road, Rajkot, Gujarat-& 4483210070000004 Rs.13,45,136.37 Rs.91,800/-360003 and also at Koss Project Opp. Hotel Krishna Park Near RV Stonex Opp. as on 28.06.2024 Premvati NH 8-B Gondal Highway, Rajkot, Gujarat-360022. 4483-Shastri Maidan Description of the Immovable Property: Residential Flat no. 401 with the measurement of builtup area admeasuring 33.65 Sq.mtrs., on 4th Floor of building known as

"Vraj Vihar", constructed on land area admeasuring 270.58 Sq.mtrs of Plot no. 30 to 33 area know as "Shyamkiran Park" of Revenue Survey no. 126 Paikki of Village Kothariya, Tal. & Dist. Rajkot and bounded North: Open to Sky, South: Open Terrace, East: Common passage than stairs, West: Others Property, which is owned by Priyanka Mayur Badrakiya & Mayur Girishbhai Badrakiya.

4448210130000405 1) Valsadia Kashyap Hiteshbhai, 2) Valsadiya Hiteshbhai Pragjibhai, both are residing at 28.06.2024 10.04.2025 Rs.7,85,000/-Plot no. 104 Lake Vila Ankleshwar Jitali, Bharuch, Ankleshwar, Gujarat-393001 and 4448-ANKALESHWAR | Also at R. P. Engineering, Plot no. 4906/9/1 (Nr. Karmatur Chokdi) GIDC, Estate, Ankleshwar, Rs.78,500/-Rs.9,85,115.26 Bharuch, Gujarat-393001 and also at A-101, Vallabh Shrusti Co.-Op. Housing Society, GIDC, as on 25.06.2024 Ankleshwar, Bharuch, Gujarat-393001.

Description of the Immovable Property: All that piece and parcel of Residential Property being Plot no. 86 of Silver City, Jitali, Ankleshwar, which is constructed upon and which is laid out upon land bearing R. S. No. 53 and New R. S. no. 7089 of Village Jitali, in the Registrfation Sub-Ditrict, Ankleshwar and District, Bharuch. The said Property being Plot no. 86 of Silver City, admeasuring area of property is 43.49 Sq. mtrs AND bounded as East: Plot no. 87, West: Plot no. 85, North: Society 7.5 Mtrs. road, South: Plot no. 91, which is owned by Hiteshbhai Pragjibhai Valsadiya & Kashyap Hiteshbhai Valsadiya

1) Santoshkumar Banarsi Singh, 2) Seema Santoshkumar Singh, both are residing Rs.4,52,000/-28.03.2024 14.04.2025 4428210130000152 at Flat No. 801, Nest Wood Apartment, Althan Canal Road, Nr. Shaligram Apartment, Althan, Surat City, Surat, Gujarat - 395017 and also at Nancy Tex, Plot No. 566, 1st Rs.45,200/-Rs.17,13,353.82 4428-UDHANA Floor, Sonal Ind Soc, Nr. Piyush Point, Suman School, Pandesara, Surat, Gujarat as on 27.03.2024 395210 and also at Flat No. 304, 3rd Floor, Harekrishna Residency, Plot no. 55 to 64, Shiv Residency Part- 1, Tatithaiya, Palsana, Surat, Gujarat.

Description of the Immovable Property: All that right, title and interest in Flat No. 304 admeasuring about 34.02 sq.mt, built up situated on the 3" Floor of Harekrishna Residency constructed on land bearing Plot no. 55 to 64 of Shiv Residency part-1 organized on land bearing Revenue Survey No.364/I-B and its block no.315 admeasuring about 9394 sq.mt of village Tatithaiya Sub District Palsana, District Surat together with proportionate share in the said land admeasuring about 7.66 sq.mt. The said property is surrounded by: East: Flat No. 303, West: Flat No. 305, North: Passage and Flat No. 306 South: Adjoining Road. Said Property is owned by Seema Santoshkumar Singh & Santoshkumar Banarsi Singh.

1) Chehraji Ajmelji Thakor, 2) Laxmiben Chehraji Thakor, both are residing at Thakor 20.04.2025 Rs.8.91.000/-06.08.2024 / 44792101200000009 Vas, Valapura, Mandropur, Kheralu, Mehsana, Gujarat-384325. 1) also at Rs. 9,63,175.10 4479-MEHSANA Rs.89,100/as on 03.08.2024 Shree Dotad Varg Prathmik Shala, Datad, Poshina, Sabarkantha, Gujarat-383270.

Description of the Immovable Property: All that piece and parcel of land bearing Residential Property no. 998. Assement Serial no. 998 area admeasuring 1000 Sq.ff (along with construction thereon) "Valapura" (Gamthan), situated at Mandropur, Tal. Kheralu, Dist. Mahesana AND bounded as North: Road, South: Road, East: Thako Vas, West: Open Land, which is owned by Thakor Chehraji Ajmaliji

06.08.2024 / 27.04.2025 Rs.5,55,000/-1) Mallubhai Rajendrabhai Mali, 2) Ambika Mallikarjun Mali, both are residing at 229, Shivaji Nagar, Kim-9 Near Tapovan School, Village: Kim, Tal. Olpad, City Ankleshar, Rs. Rs.55,500/-4448-ANKALESHWAR | Surat, Gujarat-394110 and also at 2/32/1 Keroli, Chincholi, Kalaburagi, Karnataka-585320 5.90.313.72 as on 03.08.2024 Description of the Immovable Property: All that piece and parcel Flat No. 101, First Floor, built up admeasuring 44.08 Sq.mtrs. i.e. 474.34 Sq.fts., consultructed

building known as "Hindva Palace", situated at non-agricultural Plot No. 4 admeasuring 235.13 Sq.mtrs., as per 7/12 admeasuring 239.31 Sq.mtrs., of Block no. 295/B. paikki undivided land admeasuring 6.53 Sq. mtrs., at Mauje Mulad, Olpad Registration Sub-District Olpad & District Surat within the State of Gujarat AND bounded as North: By Road, East: By Road, South: By Flat no. 106 & Ladder West: By Flat no. 102 Y Passage, which is owned by Ambika Mallubhai Mali & Mallubhai Rajendrabhai Mali.

1) Sonu Arjundas Jhamb, 2) Asharani Arjundas Jhamb, 3) Simaben Sonu Jhamb 28.03.2024 27.04.2025 Rs.5,23.000/-4428210130000026 All are residing at 13, Roop Nagar Society, Near Railway Garnala, Limbayat, Surat, Rs.52,300/-4428-UDHANA Rs.13,19,604.23 Gujarat-394210 and Also at: Flat No. 105, 1st Floor, Royal Palace of Yogidarshan as on 27.03.2024 Society, Palsana, Surat, Gujarat - 394315.

Description of the Immovable Property: All that piece and parcel of Flat No. 105 admeasuring about 69.21 sq. mt. super built up 41.50 sq. mt. built up situated on the 1st Floor of "Royal Palace" constructed on land bearing Plot No. 74, 75 and 76 total admeasuring about 236.28 sq. mt. of "Yogidarshan Society" organized on land bearing Revenue Survey No. 525 and its Block No. 526/ paikee 1, Behind S.D.J. International School, Near Palsana Chowkdi, N. H. NO. 8 at Village: Palsana, Tal.: Palsana, Dist. Surat Gujarat. Which is owned by Ashrani Arjundas Jhamb and Sonu Arjundas Jhamb.

1) M/S. Jitesh Ashokkumar Shah, 2) Jiteshkumar Ashokkumar Shah (Guarantor), 07.06.2024 / 28.12.2024 Rs.6,30,000/-4428210090000049 Divaben Jiteshkumar Shah (Guarantor), All are residing at Main Bazar Road. Rs. 22,41,375.59 Rs.63,000/-4428-UDHANA Kathor, Kamrej, Surat-394150. 2) & 3) also at 1850, Vaniyavad, Opp. SMC Office, as on 05.06.2024 Kathor, Surat-394150.

admeasuring 571.96 Sq.fts, i.e. 53.16 Sq.mtrs (Super built-up) & admeasuring 47.26 Sq.mtrs (built-up), along with undivided admeasuring 8.08 Sq.mtrs., in ground land, 4th floor, building known & identified as "Golden Apartment", situated at City Sy Tika no. 4/1, City Sy no. 25 admeasuring 214.78.52 Sq.mtrs land of Village: Kathor, Sub-District: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 403, South: Flat no. 401 which is owned by Jitesh Ashokkumar Shah 2): Flat no. 403 (Kathor Grampanchayat Property no. 562/63/64/403) admeasuring 412.91 Sq.fts i.e. 38.37 Sq.mtrs (Carpet) & admeasuring 577.42 Rs.6,13.000/-Sq.fts. i.e. 51.80 Sq.mtrs (Super built-up) & admeasuring 46.04 Sq.mtrs (built-up), along with undivided admeasuring 7.87 Sq.mtrs., in ground land, 4th

Description of the Immovable Property: 1): Flat no. 402 (Kathor Grampanchayat Property no. 562/63/64/402) admeasuring 423.68 Sq.fts i.e. 39.38 Sq.mtrs (Carpet) 8

floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78.52 Sq.mtrs land of Rs.61,300/-Village: Kathor, Sub-District: Kamrei, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 404, South: Flat no. 402 which is owned by Jitesh Ashokkumar Shah. 3) : Flat no. 404 (Kathor Grampanchayat Property no. 562/63/64/404) admeasuring 404.00 Sq.fts i.e. 37.55 Sq.mtrs (Carpet) & admeasuring 545.40 Rs.6,00,000/-Sq.fts. i.e. 50.69 Sq.mtrs (Super built-up) & admeasuring 45.06 Sq.mtrs (built-up), along with undivided admeasuring 7.70 Sq.mtrs., in ground land, 4th

floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78.52 Sq.mtrs land of Rs.60,000/-Village: Kathor, Sub-District: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Stair & Lift, North: Rangilbhai Modi's House, South: Flat no. 403 which is owned by Jitesh Ashokkumar Shah. 4): Flat no. 405 (Kathor Grampanchayat Property No. 562/63/64/405) admeasuring 367.51 Sq.fts i.e. 34.16 Sq.mtrs (Carpet) & admeasuring 496.13 | Rs.5,46,000/-Sq.fts. i.e. 46.11 Sq.mtrs (Super built-up) & admeasuring 40.99 Sq.mtrs (built-up), along with undivided admeasuring 7.01 Sq.mtrs., in ground land, 4th

floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78.52 Sq.mtrs land of Rs.54,600/-Village: Kathor, Sub-District: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 403, South: Flat no. 401which is owned by Jitesh Ashokkumar Shah. 4428210130000545 1) Mahboob Niyajahmad Ansari, 2) Sarvari Khatun Mahboob Ansari, both are 29.12.2024 Rs.7,19,000/-20.05.2024 / residing at Flat GF 1, Alfala Complex, Suda Sector-1, Sachin, Surat, Gujarat-394230 and Rs.7,97,665.13

also at Omni Present Lifestyle LLP, A-5/13 Hojiwala Industrial Estate Road no. 11 Gate

4428-UDHANA

4467-Naroda Patiya

4448-Ankaleshwar

no. 2 Vanz Sachin Surat, Gujarat-394230 Description of the Immovable Property: Flat no. 204 admeasuring about 838.3 Sq.ft Super built up, 464 Sq.ft. Carpet area and 503 Sq.ft. i.e. 46.77 Sq.mt. built up area situated on the 2nd Floor of "Sai Shraddha Palace" constructed on land bearing Plot no. 20 admeasuring about 140 Sq. mtrs., and Plot no. 2/21 admeasuring about 171.56 Sq.mtrs., total admeasuring about 311.56 Sq.mtrs., (on site admeasuring about 318.06 Sq.mtrs) of SUDA Housing Project (Sachin) Sector-2 organized on land bearing 29 Revenue Survey no. 105, 107, 108, 111, 124, 125, 137, 122/1, 122/2, 121/2, 154, 160, 120/1/1, 120/2/A, 118 + 163/2, 118 + 163/1, 119, 162, 161 and 168 its block no. 129 paikki, 117 paikki, 144 paikki, 145 paikki, 146 to 148, 153 paikki, 154 to 157 paikki, 158, 159, 160 paikki and 161 paikki total admessauring about 84840 Sq.mtrs., of Village: Sachin, Tal. Surat City, Dist: Surat, Gujarat AND bounded as East: 9.00 mts Road, West: Adjoining Passage and Flat no. 203, North: 18.00 mts Road, South: Flat no. 205,

as on 17.05.2024

Rs. 17,30,731.22

as on 14.03.2024

Rs.10,12,679.40

as on 01.12.2023

Rs.71.900/-

Rs.1,29,000/-

which is owned by Sarvari Khatun Mahboob Ansari and Mahboob Nivai Ahamad Ansari 07.09.2022 25.01.2025 Rs.5,94,000/-1) Ranjit Prasad Arjun Prasad Soni, 2) Kiran Ranjit Kumar Soni, both are residing at 4428210130000283 Plot No. 119, Umiya Nagar 1, Navagam, Dindoli Road, Near Sai Baba Temple, Udhana, Rs.59,400/-Navagam, Surat, Gujrat - 394 210. 1) also at B-19, Patel Nagar, Shoping Center, Near Rs.10,50,490.69 4428-UDHANA as on 23.08.2022 Dindoli Bridge, Dindoli, Surat, Gujarat - 394210

Description of the Immovable Property: All that piece and parcel of Plot No. 190, admeasuring about 40.26 sq. Mts. according to KJP and on site admeasuring 40.13 sq. mts. together with undivided proportionate share in Road and COP admeasuring about 22.54 sq. mtrs. of "Shree Villa Residency Part 3", organized on land bearing Revenue Survey no. 69/1, and its Block No 117 admeasuring 16086 sq. mtrs. of village Mota Sub-Districty Bardoli, District Surat, Gujarat. Bound by, East: Adjoining Road, West: Adjoining Plot No. 185, North: Adjoining Plot No. 189, South: Adjoining Plot No. 191, which was owned by you, by virtue of Sale Deed Dated 01/08/2019 bearing registration No. Sr. No. 3423,20919.

1) Vishal Bhupatbhai Chudasama, 3) Savitaben Chudasma, both are residing at 85, 01.12.2024 Rs.7,13,000/-10.05.2024 4428210130000626 Hojvada, Nr Pir Dargah Nani, Ved Katargam, Surat, Gujarat-395004. 1) also at Varni Gems. 402 01 Diamond House, Kesarba Market Near Gotalawadi Tenament, Katargam, Surat, Rs. 13,36,275.62 Rs.71,300/-4428-UDHANA Gujarat-395004. 2) Vishnubhai Chudasma, Nirbhay Gems, 14 Sai Ambe Opp. Katargam as on 06.05.2024 Fire Station Katargaam, Suart, Gujarat-395004

Description of the Immovable Property: All that piece and parcel of land bearing Plot no. 264 (A-Type) (after KJP Plot no. 18/A/264 after re-survey Block no. 1060 admeasuring about 60.28 Sq.mtrs of "Haridarshan Residency", organized on land bearing Block no. 18, 19, 20 paikee1, 21 and 27 after consolidation given block no. 18 admeasuring about 139807 Sq.mtrs of Village: Shekhpur, Tal. Kamrej, Dist: Surat, Gujarat AND bounded as East: Plot no. A-279, West: Society Road, North: Plot no. A-263, South: Plot no. A-265, which is owned by Savitaben Bhupatbhai Chudasma, Vishal Bhupatbhai Chudasma and Vishnubhai Bhupatbhai Chudasma. 1) Anubhai Dahyabhai Bhangi, 2) Hemaben Anubhai Solanki, both are residing at Parijat 05.01.2025 Rs.12,90,000/ 18.03.2024 13 4467210130000015

Avas AUDA Makan, Block 5, Room No 150, 2nd Floor, Thaltej, Ahmedabad Gujarat- 380058,

Thakor, both are residing at Thakor Vas, Vanasan, Sidhpur, Patan, Gujarat-384151 and

also at Shreejaram Transport Shop no. 7, Radha Krishna Compound Nr. Sarang

Petrol Pump N.H. 8, Ankleshwar Bharuch Gujarat-393001.

1) also at: Ahmedabad Municipal Corporation Thaltei Jam, T-Complex AMC Office, B/H

Zydus Hospital, Thaltej, Ahmedabad, Gujarat-380001. 2) also at: Rudra Square, B/H.

Gormor Hotel, Nr. Judge Bunglow Circle Satellite, Thaltej Ahmedabad, Gujarat-380058. Description of the Immovable Property: Property bearing Flat no. A/602 on 6th Floor of Block no. A, admeasuring about 105:00 Sq. Yards i.e. 87.79 Sq. Mtrs., contruction area and 19.18 Sq.Mtrs., undivided share area, in the scheme of known as "Su-Dev Flora", Situated at Mouje Vatva, Tal. Vatva, Dist. Ahmedabad on land bearing F.P. no. 13/2/2 of T.P. Scheme no. 80 (Vatva-VI) of Survey no. 455 & 456 in the Registration Sub-District and District of Ahmedabad-11 (Asali) which is owned by Anubhai Dahyabhai

Bhangi and Hemaben Anubhai Solanki 4479210170000054 1) Prakshji Sovanji Thakor, 2) Krishnaben Prakashji Thakor, 3) Sovanji Khodaji 09.01.2024 22.12.2024 Rs.3.82,000/-

also at Rency Traders, Shop no. 1 Ravikunj Society Radhanpur Road Panchot, Rs.4,17,824.18 Rs.38,200/-4479-MEHSANA Mahesana, Gujarat-384002. 2) Also at: Kapuriya Vas Vanasan Patan, Gujarat-384151. as on 02.01.2024 Description of the Immovable Property: Gram Panchayat Property no. 439, assessment serial no. 439, "Kapuriya Vas", (Gamthan) admeasuring 455 Sq.ft., situated at

Vanasan, Tal. Siddhpur, Dist. Patan, which is bounded as follows: Towards East: Open Land, Towards West: House of Thakor Bhalaji Sovanji, Towards North: Open Land, Towards South: Road, which is owned by Thakor Sovanji Khodaji 4448210050000027 21.11.2024 Rs.7,72,000/-1) Moinuddin Khan, 2) Najiya Begam Moinuddin Khan, both are residing at Room 05.12.2024 no. 42, Sun City, Ankleshwar Dadhal, Ankleshwar Bharuch Gujarat-393001.

Description of the Immovable Property: All that piece and parcel of Residential Property being Plot no. 165 of Green Park of Village Jitali Ankleshwar, which is laid out upon land bearing R. S. Block no. 49 Village Jitali Ankleshwar, in the registration sub-district, Ankleshwar and District, Bharuch. The said property Plot no. 165 of Green Park admeasuring Plot area is 39.03 Sq.Mtrs., undivided sharring land area of property is 16.80 Sq.Mtrs., & built area of property 36.27 sq.mtrs, (Towards East-Common Plot, Toward West-Internal Road, Towards North-Plot no. 166, Towards South-Plot no. 164) which is owned by Najiya Begam Moinuddin Khan and Moinuddin Khan.

1) Somnath Ravindra Pradhan, residing at Plot No. 126, 1st Floor, Shantivan Soc. 08.09.2024 Rs.5.62,000/-16.10.2023 Talangpor, Sachin, Near Gajera School, Surat, Gujarat - 394230. 4428-UDHANA Rs.11,07,094.17 Rs.56,200/-Also at: C/o: Ravindra Pradhan, 138, Shreeji Parvesh, Talangpor, Surat, Gujarat - 394230. 2) Ruma Ravindra Pradhan, Ambapur, Chadhiapali, Ganjan, Odisha - 761119. as on 13.10.2023

Description of the Immovable Property: Plot No.159 as per sanction plan admeasuring about 40.18 sq mt. together with undivided proportionate share in Road and COP admeasuring about 26.23 sq. mt. Of "Laxmi Pooja Residency" organised on land bearing revenue survey No.74/1 and its Block No.156 admeasuring about 18008 sq meters of village: Mota, Taluka: Bardoli, Dist. Surat, State: Gujarat. Bounded as: East - Adjoining Society limit, West - Adjoining Society Internal Road, North - Adjoining Plot No. 160, South -Adjoining Plot No. 158

4430210130000235 05.12.2023 08.09.2024 Rs.5,62,000/- Koshlesh Mudrika Prasad Dube, 2) Bimleshben Dube, both are residing at 441. Ganesh Nagar, Nr. Police Colony, Pandesara, Bamroli Road, Pandesara, Surat, Gujarat -4430-PARVAT GAM 394221. 1) also at Bhagya Laxmi Prints Pvt Ltd., Plot No. 271, GIDC Pandesara, Surat, Rs.8,33,164.00 Rs.56,200/as on 01.12.2023

Description of the Immovable Property: Plot No. 103 admeasuring 48.00 Sq. Vaar i.e. 40.18 Sq. Mtr (as per passing plan) (along with undivided admeasuring 26.23 sq. mtr. open land known and identified as "Laxmi Pooja Residency" situated at Revenue Survey No.74/1 and its block No. 156 admeasuring 18008 sq. mtr of village: Mota, Taluka: Bardoli, Surat, Gujarat bounded as East: Society Internal Road, West: Plot No. 82, North: Plot No. 102, South: Plot No: 104 and which is owned by Bimleshben Koshlesh Dube & Dube Koshlesh Mudrikaprasad Dube.

4431210130000245 1) Ravendraprasad Avadeshprasad Gautam, 2) Sangeeta Ravendraprasad Gautam, 18.01.2024 08.09.2024 Rs.5,62,000/both are residing at Room no. 1618, Block no. 217, LIG-432, Santosh Nagar, Pandesara Housing, Surat, Gujarat-394221. 1) also at Riddhi-Siddhi -1 Prints Pvt. Ltd. 75/1, 75/2, 4431-KAPODRA Rs.8,66,748.50 Rs.56,200/-Pandesara GIDC Nr. Pandesara Police Station, Surat, Gujarat-394221. 2) also at Anu as on 15.01.2024 Textile, D/11, 2nd Floor, Shree Ram Society Gandhi Kutir, Bhatar, Surat-395002.

Description of the Immovable Property: Plot no. 191 admeasuring 40.18 Sq.mtr (along with undivided admeasuring 23.25 Sq.mtr) Open land known & identified as "Laxmipuja Residency", situated at Revenue Surevy no. 74/1, Block no. 156 admeasuring 18008 Sq. Mtr., NA land situated at Village: Mot. Tal. Bardoli, Dist. Surat, State: Guiarat, which is bounded

as under: East: Society Internal Road, West: Plot no. 216, North: Plot no. 190, South: Plot no. 192 which is owned by Sangeeta Ravendraprasad Gautam and Ravendraprasad Gautam. 1) Palak Traders, 2) Nisha Mahendra Dubey, 3) Mahendra Shitlaprasad Dubey, 06.06.2022 06.04.2024 Rs.7,33,000/-4401230040000001 All are residing at House No.301, Royal Heights - C Khsriwad Near Supreme Appartment Road Nani Daman, Daman & Diu - 39621 and also at Shop no.3, Bharat Building Nr. Coast Rs.73,300/-Rs.15,24,972.00 4457-VAPI Guard School Dalwada, Nani Daman, Daman & Diu (UT) -396210. as on 26.05.2022

Description of the Immovable Property: All that Piece and parcel of Residential property being Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 16 on the Ground Floor admeasuring 275.00 sq. feet, i.e. 25.54 sq. mt. Supering Shop No. 25.00 sq. feet, i.e. 25.00 sq. feet, i.e. 25.00 sq. feet, i.e. 25.00 sq. builts up Area, Along with undivided share in the Land of "Vrundavan Park, Building No.B", Situated At Survey No.38 admeasuring 6225.00 Sq. mts, Of Moje Chanod, Tal. Vapi, Dist. Valsad, Own by, Nisha Mahendra Dubey.

01.10.2025 & 14.10.2025 Between 11AM to 4PM Date & Time of Inspection of the property(ies) Date for Submission of Bid & EMD 17.10.2025 between 11 AM to 05 PM For Serial Nos. 1 to 19 Date and Time of Auction 18.10.2025 from 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),

1) Lakhabhai Bhikhabhai Beldar, 2) Sejalben Lakhabhai Beldar, both are residing at 15.06.2025 Rs.12,71,000/-27.12.2024 45182100300000008 30, Khadipur Dholka Ahmedabad, Gujarat-387810 and also at 30/32, Beldar Vas 4518- Prahalad Nagar Kadipur, Ambareli, Ahmedabad, Gujarat-387810. 2) also at 97, Koli Patel Street, Rs. 8,26,299.94 Rs.1,27,100/as on 21.12.2024 Kadipur, Tal.- Dholka, Dist.- Ahmedabad-382225 Description of the Immovable Property: All that piece and parcel of the Gram Panchayat Property bearing No. 28 & 29, along with construction thereon; situated at

Village-Kadipur, Taluka- Dholka, District-Ahmedabad. Property No. 28 bounded as under, East; Government land, West: Public Road, North: House of Dasratbhai Jasubhai, South: House of Badhubhai Hanubhai, owned by Lakhabhai Bhikabhai Beldar 4431210130000328 1) Ankit Ramchandra Sahu, 2) Phulsa Ramchandra Sahu, both are residing at Plot No. 08.10.2024 / 22.06.2025 Rs.7,53,000/-

11, Patel Nagar, Navagam, Dindoli, Udhna, Surat, Gujarat-394210. 1) also at Rs. 7,89,778.53 Rs.75,300/-4431-KAPODRA Plot No. 56, 2nd floor, Narayan Nagar-2, Near Dumbhal Fire Station Raod, Behind TTL as on 03.10.2024 Market, Surat, Guiarat-394210 Description of the Immovable Property: Property bearing Plot No. 334, admeasuring 40.15 sq. mtrs, i.e. 48 sq. vara, open land known & identified as "Ramkrishna

Residency-1", situated at Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 245 & 241 (after consolidation Block No. 230) admeasuring 27013 sq. mtrs., N.Aland along with construction thereon, situated at Village-Mota, Taluka-Bardoli, Dist.- Surat, Gujarat, land bounded as East: Plot No. 329, West: Society Internal Road, North Plot No. 335, South: Plot No. 333, owned by Phulsa Ramchandra & Ankit Ramchandra. 1) Shailendra Swaminath Sharma, 2) Reena Shailendra Sharma, both are residing at 08.10.2024 / 22.06.2025 Rs.8,44,000/-

31, Ranchod Nagar, Near Kailas Chowkdi, Bamroli Road, Pandesara, Bamroli, Surat, 8,78,039.60 Rs.84.400/-Gujarat-394221 and also at Yug Hair Art & Gents Parlour, Ground floor, Plot No. 31, as on 03.10.2024 Ranchod Nagar, Near Kailash Chowkdi, Near Ashapura Medical, Bamroli Road, Pandesara, Surat, Gujarat-394221. 2)Also at Semrahna, Maharajgani, Siyakargadh, Uttarpradesh-273157. Description of the Immovable Property: Property bearing Plot No. 186, area admeasuring about 40.15 sq. mtrs., of "Balaji Park". Organized on land bearing Revenue Survey No. 142 and its block No. 365, area admeasuring about 18221 sq. mtrs., of Village-Mota, Taluka-Bardoli, Dist.- Surat, Gujarat, bounded as East: Adjoining Plot No. 185, West: Adjoining Plot No. 187, North: Adjoining Society Internal Road, South: Adjoining Plot No. 177. owned by Reena Shailendra Sharma & Shailendra Swaminath

4518210030000012 1) Narendrakumar Madhubhai Vaghela, 2) Pushpaben Narendrakumar Vaghela. 08.10.2024 22.06.2025 Rs.19,98,000/ both are residing at 4/16, Vankar Vas, Bhetawada Transad, Dholka, Ahmedabad, 4518- Prahalad Nagar | Gujarat-387810. 1) also at 3-43, Navo Vas, Bhetwada, Rajkot, Ahmedabad, Gujarat-Rs.9,20,586.00 Rs.1,99,800/as on 03.10.2024

Description of the Immovable Property: All that piece and parcel of the property bearing Gram Panchayat Property No. 4/16, admeasuring about 8000 sq. fts. Construction area in the area known as "Vankar Vas", along with construction thereon, situated at Village-Bhetawada, Tal.- Dholka, Dist,-Ahmedabad, in the Registration Sub- District of Dholka and District of Ahmedabad, land bounded as under East: Property of Madhubhai Khanabhai, West: Property of Arunbhai Lalijibhai, North: Farm of Ishwarbhai Manibhai, South: Public Road, owned by Narendrabhai Madhubhai

1) Prashant Nagindas Rami S/o Nagindas, 2) Kalpana Prashant Rami, both are 04.07.2022 / 07.07.2025 Rs.5,89.000/-446780300000012 Rs. 6,22,347.92 residing at 1130, Girdharlal No. Khancho, Khadiya, Ahmedabad City, Ahmedabad G.P, 4467-NARODA PATIYA | Ahmedabad, Gujarat - 380001 As on 07.06.2022 Rs.58,900/-Description of the Immovable Property: Immovable Property bearing Municipal Census No. 1098-1-1 & 10981-2, City Survey No. 2046, Mouje: Jamalpur Ward No. 2,

Taluka: City, Dist. & Sub District: Ahmadabad. (admeasuring about 18.39 Sq. Mtrs.) Boundaries as follows: East: House of Jayantilal Chimanlal, West: Road, North. Margin, South: House of Devkorbal 1) Goral Engineering through it Propreitor Ridham Chandrakant Patel, 2) Ridham 07.07.2025 Rs.47,47,000/-06.09.2024 4467210090000038 Chandrakant Patel, 3) Nayanaben Chandrakant Patel, all are residing at Near Umiya / Rs. Nagar Society, Umiya nagar common plot, near Vaishnidevi Mandir, situated at post Khoraj, 32,52,732.41 Rs.4,74,700/-

4467-NARODA PATIYA Tal. & Dist.-Gandhinagar, Gujarat-382421. 2) & 3) also at E-501, Ratnadeep Tower, near as on 29.08.2024 Arjun Tower, C.P Nagar, Ghatlodiya Ahmedabad, Gujarat-380061. Description of the Immovable Property: Commercial Properties bearing 1) Shop No. 128 area adm. 22.05 sq. mtrs., BUA + Undivided share of land adm.- 11.30 sq. mtrs., 2) Shop No. 129, area adm.-22,05 sq. mtrs BUA + undivided share of land adm. 11.30 sq. mtrs., 3) Shop No. 130, area adm.-59.72 sq. mtrs BUA + undivided share of land adm.-30.61 sq. mtrs. (Total adm.- 103.82 sq. mtrs BUA + Undivided share of land adm.- 53.21 sq. mtrs), on 1st floor, in the scheme known as "Sangani Square", situated at Revenue Survey No. 64/1, 64/2, 65/1 & 65/2, TPS No. 57, Final Plot No. 78/2 & 92, of Village Narol, Tal. - Maninagar Dist. & Sub-Dist.-Ahmedabad, Gujarat. Shop No. 128 bounded as East: Shop No. 129, West: Stair, North: Shop No. 119 South: Passage. Shop No. 129 bounded as East: Shop No. 130, West: Shop No. 128, North: Shop No. 118 South: Passage. Shop No. 130 bounded as East.

Scheme Margin, West; Shop No. 129, North; Shop No. 117 & Common Toilet, South; Scheme Margin, owned by Ridham Chandrakant Patel.

B/204, Shalya Appartment, Near Punit Nagar, Cadila Railway Crossing, Ghodasar,

1) Kanubhai Ramanbhai Vaghela, 2) Payalben Kanubhai Vaghela, both are residing at

4468210130000180

Rs.7,20,735.85 Rs.72,100/-4468-CTM Ahmedabad, Gujarat-380050. 1) also at Ahmedabad Municipal Corporation Vatva Ward, Near Nigam Society, Near Nigam Bus Stand, Vatva, Ahmedabad, Gujarat-382445. 1) also at as on 07.11.2024 9, Vaghela Vas, Ghodasar, Ahmedabad City, Ahmedabad, Gujarat-380050. 2) also at 66, Mukteshwar Chawl, Ghodasar, Ahmedabad City, Ahmedabad, Gujarat-380050 Description of the Immovable Property: Residential Property bearing Flat No. B-204, on 2nd floor, area admeasuring about 45.50 sq. mtrs., in the scheme of "Shailya Flats"

13.11.2024

07.07.2024

Rs.7,21,000/-

situated at land bearing Final Plot No. 60, Old survey No. 187, 188, 198, 200 and 305 paiki, T.P Scheme No. 1 (Narol), in the Village-Ghodasar, Taluka-Daskroi, in District of Ahmedabad and Registration Sub District Ahmedabad-5 (Narol) within the State of Gujarat, the said property bounded as under East: Common Road after Margin, West: Road of Society, North: Block No. B and Passage, South: Block No. A and B's Road, owned by Vaghela Payalben Kanubhai & Vaghela Kanubhai Ramanbhai 1) Sudhirkumar Dhaneshwar Maharana, 2) Mrs. Lipina Sudhir Maharana, both are Rs.3,26,000/-27 11.10.2021 10.07.2025

4428210130000222 Residing at 26, Laxmi Complex, Nr Navapara, B/H Federal Bank, Mota Borsara, Mangrol, Rs. 4,09,068.00 Rs.32,600/as on 27.09.2021 Surat, Gujrat - 394110. 4428-UDHANA Description of the Immovable Property: All that piece and parcel of property being Flat no. 301, admeasuring about 19.79 sq. mtrs. situated on the 3rd Floor of Kailash

Residency constructed on land bearing revenue S. No. 96 and 98 and its block no. 82 (after promulgation it was given new block no. 120) admeasuring about 45664 Sq.mtrs paikee plot no. 2 paikee, admeasuring 1818.74 Sq. mtrs. of Mota Borsara sub District Mangrol, Dist. Surat and which is bounded as follows: On or towards the East: Adjoining Flat No. 302, On or towards the South; Adjoining passage and Flat No. 313, On or towards the West; Adjoining Society Road, On or towards the North; Adjoining Open Plot

4448210130000111 1) Mr. Sanjay Tryambak Vagh, 2) Mrs. Gayatri Sanjay Wagh, both are residing at 11.10.2021 / 11.07.2025 | Rs.9.44,000/-Mukkam Hatnur Post Salave Tal. Shindhkheda, Dist. Dhule - 425407 and also at Rs.12,09,069.00 4448-ANKALESHWAR Flat No. 305, Shivam Complex, Kosamdi, Ankleshwar, Kosamdi, Bharuch, Gujrat - 393001 as on 05.10.2021 Rs.94,400/-Description of the Immovable Property: All that piece and parcel of property being Plot No. 20 of Silver City Jitali Ankleshwar which is constructed upon and which is laid out upon land bearing R. S. No. 53 and New R.S. No. 709 of Village Jitali in the Registration Sub District, Ankleshwar and District Bharuch which is Office at Ankleshvar at Sr. bounded as follows: On or towards the East: Plot No. 19, On or towards the South: Society 6 mtr road, On or towards the West: Plot No. 21, On or towards the North: Plot No. 31

1) Vikaskumar Bishram Tiwari, 2) Switi Devi @Switidevi Vikas Tiwari, both are residing 13.11.2024 / 11.07.2025 Rs.9,73,000/at N-102, Yogi Darshan-1, near Sai Vatika, Ankleshvar, Kosamdi, Ankleshvar, Bharuch, Rs. 4448-ANKALESHWAR | Gujarat-393001, 1) also at Shri. Soham Services Pvt. Ltd., B-31, Muktidham Society, Near Rs.97.300/-9,20,167.09 Shriram Society, Ankleshvar, Bharuch, Gujarat-393001. as on 07.11.2024

Description of the Immovable Property: All that piece and parcel of Residential Property being Flat No. C/301 (TF) of Yogi Darshan Complex-2, area admeasuring 47.32 sq. mtrs. Built-up area along with undivided share in land area admeasuring 23.31 sq. mtrs., which is constructed upon and which is laid out upon land bearing R.S. No. 577 Paiki Plot No. 18 to 22, 49, 50, 70 of Village-Kosamdi in the Registration Sub District-Ankleshvar and District-Bharuch. Property bounded as under East: Internal Road, West: Parking, North: Stair Passage, South: Internal Road, owned by Vikaskumar Tiwari & Switidevi

 Mr. Sawailal Chhagan Lal, 2) Mrs. Rekha Devi Sawai Lal, both are residing at 106. 11.07.2025 Rs.7,31,000/-11.10.2021 / 4428210130000295 Priyanka Mega City, Gadadara Naher Road, Surat, Gujrat-395010 Rs.12,78,933.00 / 4428-UDHANA as on 04.10.2021 Rs.73.100/-Description of the Immovable Property: All that piece and parcel of property being Plot no. 54, admesuring about 40.15 sq.mt, together with undivided proportionate share in Road and COP admeasuring about 22.01 sq.mt. of Ram Krishna Residency-1 organized on land bearing block no.230, 231, 232, 233, 234, 235, 236, 238, 240, 241, 245 and 246 and after

consolidation it was given Block no. 230 admesuring about 27013 sq.mt. of Mota Sub District Bardoli District Surat. 4431210130000219 1) Mrs. Hansaben Dhanjibhai Bodar, 2) Mr. Nikunji Dhanajibhai Bodar, both are 11.07.2025 Rs.6,94,000/-11.10.2021 / / 4431-KAPODRA Residing at 270, Laxmi Nagar V-1, Nr. Gopinath Spc. Sathana Jaakatnaka, Surat, Guirat -Rs.12,21,299.00 as on 27.09.2021 Rs.69.400/-

known and identified as "Kavya Residency" Part - B Situared at Revenue Survey No. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2: Block No. 302/B admeasuring 14265 sq. mtr. (as per KJP) Block No. 302/B/14) N.A. land of Village-Mulad, Tal - Olpad, Dist. Surat, Gujarat. 1) Mr. Krunalbhai Dineshbhaikaysth, 2) Mrs. Ankitaben Krunalbhai Kaysth, both are 11.07.2025 Rs.7,32,000/-11.10.2021 / residing at 401, Akhand Apartment Bordi Seri, Near Ubhi Sheri, Saiyedpura, Surat, Gujrat -Rs.13,00,521.00

Description of the Immovable Property: All that piece and parcel of property bearing Plot No. 14 admeasuring 49.44 sq. mtr. (as per 7/12 admeasuring 58.18 sq. mtr.), Open Land

395003 as on 04.10.2021 Rs.73,200/-4448-ANKALESHWAR Description of the Immovable Property: All that piece and parcel of property being Plot No. 122 admeasuring 42.41 sq. mtrs. open land known as identified as "Shrungal Homes" situated at Revenue Survey No. 76/Paikki, 95/Paikki, 96/1 Paikki, 75/Paiki, Block No. 343/A, 343/B admeasuring 468.42 Sq. mtrs. N.A. land of village Bharundi, Tal. Olpad, Dist. Surat, Gujrat which is OLPADat serial No. bounded as follows: - On or towards the E ast: Plot No. 123, On or towards the South: Society Internal Road, On or towards the West: Plot No. 121

On or towards the North : Plot No. 149 1) Arunbhai Bharatbhai Ponikar, 2) Pooja Arunbhai Paunikar @Ponikar, both are residing 08.10.2024 / 12.07.2025 Rs.7,16,000/-4428210130000346 at Plot No. A/246, 1st floor, Mahadev Nagar-3, Near Sai Baba Temple, Near Yogeshwar Park, Rs. Near Rani Park, Dindoli, Surat, Gujarat-394210 and also at Bharat Enterprise, Plot No. 55/56, 8,81,644.13 Rs.71.600/-4428-UDHANA Jay Narayan, Nagar, Opp. Maha Prabhu Nagar, Nandi Video Gali, Limbayat, Surat, Gujaratas on 03.10.2024 394210. 1) also at 3, Gate No. 1, Someshwar Society, Jiav Road, Bhestan, Surat, Gujarat-

395023. 2) also at 231, Mahadev Nagar-3, Dindoli, Surat City, Surat, Gujarat-394210. Description of the Immovable Property: Property bearing Plot No. 101, admeasuring about 40.26, sq. mtrs., according to the KJP and on site admeasuring about 40.13 sq. mtrs. together with undivided proportionate share in Road COP admeasuring about 31.02 sq. mtrs., of "Shri Villa Residency Part-1", organized on land bearing Revenue Survey No. 68/2, and its Block No. 115, admeasuring about 10926 sq. mtrs., of Village-Mota, Sub-District-Bardoli, Dist.- Surat, Gujarat, along with construction thereon, land bounded as East: Adjoining Plot No. 100, West: Adjoining Plot No. 102, North; Adjoining Plot No. 92, South: Adjoining Society Road: owned by Pooja Arunbhai Ponikar and Arunbhai Bharatbhai Ponikar.

1) Ashokkumar Somabhai Vankar, 2) Taraben Vankar, both are residing at Mangal Murti 29.04.2024 / 13.07.2025 Rs.12,87,000/-4442210170000040 Society Behind ITI Kalol, Panch Mahals, Gujarat-389330, 1) also at Ashokkumar Vankar, Rs. & 44422101500000002 Mangal Murti Society Behind ITI, Kalol, Panch Mahals, Gujarat-389330, 2) also at Taraben 13,13,866.70 Rs.1,28,700/-4442-HARNI ROAD Vankar, Mangal Murti Society Behind ITI, Kaloi, Panch Mahals, Gujarat-389330.

Description of the Immovable Property: All that piece and parcel of Non-agricultural plot of land in Mauje Kalol, Panchmahal lying being land bearing Survey no. 350; Paiki, Plot no.

39, admeasuring 96 Sq. mtrs., at Registration Sub District Kalol & District Panchmahal AND bounded as North; By Plot no. 40, East: By Land of Plot no. 44, South; By Land of Plot no. 38,

West: By Society Common Road, which is owned by Ashokkumar Somabhai Vankar.

Continued on next page... Ahmedabad

as on 25.04.2024

Rs.77,200/-